

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:)	
)	
EAGLE PROPERTIES AND)	
INVESTMENTS LLC)	CASE NO. 23-10566-KHK
)	CHAPTER 7
Debtor)	

TRUSTEE'S OPERATING REPORT FOR PERIOD JUNE 1, 2024 TO JUNE 30, 2024

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing June 1, 2024 and ending June 30, 2024. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001
Tel: (202) 689-2800
Fax: (202) 689-2860
Email: dylan.trache@nelsonmullins.com

By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee



Executive Summary
Asset Management
Eagle Properties and Investments, LLC
June 2024

In June 2024, we focused on maintaining the properties while they went through the marketing and sales process.

Transition Management from Chapter 11 to Chapter 7

We have taken control of all accounts that we need to have control of.

Insurance Update

All properties are either insured or, if the insurance company has cancelled the policy due to insurability issues, the secured creditor has been notified so they can put forced placed insurance in place.

Invoices

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

Tenant Issues

- 6961 Sterling Road, Harrisburg, PA: Their water bill was not being paid and they were at risk of having their water turned off. Their rent is being paid by a third-party agency. I had to pay their past due water bill to avoid an occupancy problem.
- 580 W. Areba Ave, Hershey, PA: The tenant gave notice and is moving out in early July.
- 15474 Roxbury Road, Glenwood, MD – The tenant is not paying rent. We have identified counsel to handle the eviction process and introduced him to the Trustee and his attorney for further consideration.

Short-Term Rental Inspection

Before Chapter 7 proceedings, the Debtor engaged in short-term rentals. West Hanover Township initiated legal action to halt this activity. The Trustee and his counsel negotiated an agreement to resolve the litigation, requiring contract buyers to acknowledge in writing the prohibition on short-term rentals and mandate property inspections for unpermitted work. The inspection report was completed. The result is that there is substantial non-permitted work in each home that either needs to be permitted (which requires opening up all of the walls and possibly removing walls) or having all of the improvements removed.

Impacted properties include:

- 249 Berkstone Drive, Harrisburg, PA
- 204 S. Fairville Ave, Harrisburg, PA
- 6958 New Oxford Road, Harrisburg, PA
- 6961 Sterling Road, Harrisburg, PA

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024 (Due but billed in July 2024)

We will continue to work closely with the Trustee and his counsel for the required approvals and decisions.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team
Court Appointed Asset Manager, Eagle Properties and Investments LLC



Income and Expense Analysis – June 2024
Eagle Properties and Investments, LLC

This report is provided for properties that are occupied and rent was received in June 2024. As noted on the Rent Roll, the following properties are tenant occupied but no rent was received:

- 2567 Chain Bridge Road, Vienna, VA – Hearing to approve sale scheduled for July 2, 2024, expect closing in late July 2024.
- 15474 Roxbury Road, Glenwood, MD – Collection efforts attempted, no response, tenant has a history of non-payment, recommend engaging eviction counsel.
- 202 N. Port Street, Baltimore, MD – Collection efforts attempted, tenant has a history of non-payment
- 213 N. Port Street, Baltimore, MD – Collection efforts attempted, tenant has a history of non-payment
- 580 W. Areba Ave, Hershey, PA – Tenant moving out, did not pay June 2024 rent
- 6961 Sterling Road, Harrisburg, PA – Received the May 2024 rent on July 3, will include in July status report, we had an issue with setting up the new account with the housing agency, payments should resume on schedule in July 2024.
- 1001 Manning Drive, Fredericksburg, VA – This rent is past due and a request for payment has been sent.

1635 Church Road, Hershey, PA
Lender: Bank of Clarke

Income	June 2024	Payee	Notes
Rent – May 2024	\$2,750	Tenant	
Rent – June 2024	\$2,500		
Expenses			
Insurance	\$146.14	State Farm	ACH
Electric	Tenant Responsibility		
Water/Sewer	\$9.00		
Landscaping	Tenant Responsibility		
Maintenance	\$0.00		
Other	\$0.00		
Net Proceeds	\$5,103.86		

Surplus Funds: \$5,103.86 – this property is not subject to a cash collateral order.

Inv Ref	Date	Name	Memo/Description	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property total
65	06/18/2024	State Farm	1001 Manning Drive, Fredericksburg, VA	No	Yes - Fulton Bank	Property Insurance	\$ 47.75	\$ 47.75
86	06/23/2024	H&W Cleaning Services LLC	1010 Lynn Street, SW, Vienna, VA	No	No	Cleaning	\$ 150.00	
101	06/17/2023	Edward Bradley	1010 Lynn Street, SW, Vienna, VA	No	No	Mowing - 5/25	\$ 75.00	
111	06/16/2023	Edward Bradley	1010 Lynn Street, SW, Vienna, VA	No	No	Mowing - 6/5	\$ 75.00	
73	06/02/2024	State Farm	1010 Lynn Street, SW, Vienna, VA	No	No	Property Insurance	\$ 58.33	\$ 358.33
100	06/17/2023	Edward Bradley	1203 Cottage Street, SW, Vienna, VA	No	Yes - Fulton Bank	Mowing - 5/25	\$ 75.00	
110	06/16/2023	Edward Bradley	1203 Cottage Street, SW, Vienna, VA	No	Yes - Fulton Bank	Mowing - 6/5	\$ 75.00	\$ 150.00
57	06/10/2024	PA American Water	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 17.58	
99	06/17/2023	Edward Bradley	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Mowing - 5/25	\$ 75.00	
109	06/16/2023	Edward Bradley	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ 80.25	
89	06/05/2024	State Farm	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ 61.06	
114	06/17/2024	DTMA	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 22.50	
71	06/22/2024	PA American Water	1343 Church Road, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 19.46	\$ 350.85
123	06/26/2024	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	Property Insurance	\$ 87.75	\$ 87.75
115	06/10/2024	PPL Electric Utilities	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 45.89	
89	06/05/2024	State Farm	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ 39.52	
112	06/28/2024	State Farm	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ (56.01)	
122	06/10/2024	PA American Water	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 79.58	
116	06/16/2024	DTMA	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 46.50	
117	06/14/2024	PA American Water	1630 E. Chocolate, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 49.04	\$ 204.52
89	06/05/2025	State Farm	1635 Church Road, Hershey, PA	Yes	No - Bank of Clarke	Property Insurance	\$ 73.08	
112	06/28/2024	State Farm	1635 Church Road, Hershey, PA	Yes	No - Bank of Clarke	Property Insurance	\$ 73.06	
114	06/17/2024	DTMA	1635 Church Road, Hershey, PA	Yes	No - Bank of Clarke	Utilities - Listings	\$ 9.00	\$ 155.14
79	06/23/2024	State Farm	202 N. Port, Baltimore, Maryland	No	TBD - Bala Jain Only	Property Insurance	\$ 75.99	
72	06/23/2024	City of Baltimore	202 N. Port, Baltimore, Maryland	No	TBD - Bala Jain Only	Municipal Charge - Trash Fine	\$ 50.00	
59	06/23/2024	City of Baltimore	202 N. Port, Baltimore, Maryland	No	TBD - Bala Jain Only	Municipal Charge - Placement of Trash Cans	\$ 50.00	\$ 175.99
77	06/14/2024	PA American Water	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings	\$ 74.29	
92	06/17/2024	Edward Bradley	204 S. Fairville Ave, Harrisburg, PA	No	No	Mowing - 5/25	\$ 75.00	
102	06/16/2024	Edward Bradley	204 S. Fairville Ave, Harrisburg, PA	No	No	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	204 S. Fairville Ave, Harrisburg, PA	No	No	Property Insurance	\$ 78.66	
118	06/14/2024	PA American Water	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings	\$ 49.20	
68	06/10/2024	PA American Water	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings	\$ 49.20	
121	06/20/2024	PA American Water	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings	\$ 70.37	
75	06/22/2024	PPL Electric Utilities	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings	\$ 62.85	\$ 534.57
98	06/17/2023	Edward Bradley	249 Berkstone Drive, Harrisburg, PA	No	No	Mowing - 5/25	\$ 75.00	
108	06/16/2023	Edward Bradley	249 Berkstone Drive, Harrisburg, PA	No	No	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	249 Berkstone Drive, Harrisburg, PA	No	No	Property Insurance	\$ 74.83	
81	06/10/2024	PPL Electric Utilities	249 Berkstone Drive, Harrisburg, PA	No	No	Utilities - Listings	\$ 59.83	\$ 284.66

84	06/20/2024	The Hartford	2565 & 2567 Chain Bridge Road, Vienna, VA	No	No	Utilities - Listings	\$ 129.23	\$ 129.23
120	06/26/2024	State Farm	3012 Dupont Ave, Batimore, MD	No	TBD - Bala Jain Only	Property Insurance	\$ 70.08	\$ 70.08
89	06/05/2024	State Farm	580 W. Areba Ave, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ 53.48	
112	06/28/2024	State Farm	580 W. Areba Ave, Hershey, PA	No	Yes - Fulton Bank	Property Insurance	\$ 72.66	
114	06/17/2024	DTMA	580 W. Areba Ave, Hershey, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 10.50	\$ 136.64
93	06/17/2025	Edward Bradley	6958 New Oxford Road, Harrisburg, PA	No	No	Mowing - 5/25	\$ 75.00	
103	06/16/2025	Edward Bradley	6958 New Oxford Road, Harrisburg, PA	No	No	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	6958 New Oxford Road, Harrisburg, PA	No	No	Property Insurance	\$ 67.33	
88	06/10/2024	PPL Electric Utilities	6958 New Oxford Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 93.74	
62	06/14/2024	PA American Water	6958 New Oxford Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 47.58	
119	06/20/2024	PA American Water	6958 New Oxford Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 63.63	
64	06/10/2024	PA American Water	6958 New Oxford Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 47.58	\$ 469.86
80	06/17/2024	WM Buffington	6961 Sterling Road, Harrisburg, PA	No	No	Property Maintenance	\$ 89.00	
112	06/28/2024	State Farm	6961 Sterling Road, Harrisburg, PA	No	No	Property Insurance	\$ 55.91	
90	06/22/2024	PA American Water	6961 Sterling Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 56.28	
55	06/10/2024	PA American Water	6961 Sterling Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 1,317.52	\$1,518.71
70	06/18/2024	PPL Electric Utilities	71 Lucy Ave, Hummellstown, PA	No	Yes - Bala Jain	Utilities - Listings	\$ 31.89	
59	06/16/2024	DTMA	71 Lucy Ave, Hummellstown, PA	No	Yes - Bala Jain	Utilities - Listings	\$ 33.75	\$ 65.64
61	06/18/2024	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 39.18	
94	06/17/2026	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Mowing - 5/25	\$ 75.00	
104	06/16/2026	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	7180 Jonestown Road, Harrisburg, PA	No	No	Property Insurance	\$ 30.89	\$ 220.07
95	06/17/2027	Edward Bradley	7213 Linglestown Road, Harrisburg, PA	No	No	Mowing - 5/25	\$ 75.00	
105	06/16/2027	Edward Bradley	7213 Linglestown Road, Harrisburg, PA	No	No	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	7213 Linglestown Road, Harrisburg, PA	No	No	Property Insurance	\$ 184.25	
63	06/10/2024	PPL Electric Utilities	7213 Linglestown Road, Harrisburg, PA	No	No	Utilities - Listings	\$ 44.34	\$ 378.59
76	06/10/2024	PA American Water	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 71.69	
96	06/17/2028	Edward Bradley	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Mowing - 5/25	\$ 75.00	
106	06/16/2028	Edward Bradley	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Property Insurance	\$ 28.71	
74	06/10/2024	PPL Electric Utilities	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 59.43	
78	06/18/2024	PPL Electric Utilities	7616 Grove Ave, Harrisburg, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 80.52	\$ 390.35
85	06/10/2024	PPL Electric Utilities	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 186.32	
66	06/10/2024	PA American Water	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 47.58	
60	06/10/2024	PA American Water	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 37.69	
89	06/05/2024	State Farm	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Property Insurance	\$ 52.26	
97	06/17/2029	Edward Bradley	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Mowing - 5/25	\$ 75.00	
107	06/16/2029	Edward Bradley	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Mowing - 6/5	\$ 75.00	
112	06/28/2024	State Farm	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Property Insurance	\$ 71.00	

69	06/14/2024	PA American Water	7939 Rider Lane, Hummellstown, PA	No	Yes - Fulton Bank	Utilities - Listings	\$ 47.58	\$ 592.43
						Total Expenses		\$6,321.16
Reimbursements and Credits Received								
		Universal Settlements	7939 Rider Lane, Hummellstown, PA			Expense Reimbursement at Closing	\$ 1,000.00	
						Outstanding Expenses - June 2024	\$ 592.43	
						Balance Paid to Bankruptcy Trustee	\$ 407.57	
		Universal Settlements	1630 E. Chocolate Ave, Hershey, PA			Expense Reimbursement at Closing	\$ 1,000.00	
						Outstanding Expenses - June 2024	\$ 204.52	
						Outstanding Expense - May 2024	\$ 22.50	
						Balance Reimbursed to Bankruptcy Trustee	\$ 772.98	
		William A. Marshall Settlements	449 Lawyers Road, NW, Vienna, VA			Expense Reimbursement at Closing	\$ 1,000.00	
						Outstanding Expenses - June 2024	\$ -	
						Balance Reimbursed to Bankruptcy Trustee	\$ 1,000.00	
		William A. Marshall Settlements	1203 Cottage Street, SW, Vienna, VA			Expense Reimbursement at Closing	\$ 1,000.00	
						Outstanding Expenses - June 2024	\$ 150.00	
						Balance Reimbursed to Bankruptcy Trustee	\$ 850.00	
						<u>Advances For Reimbursement</u>		
						1001 Manning Drive, Fredericksburg, VA	\$ 47.75	
						1010 Lynn Street, SW, Vienna, VA	\$ 358.33	
						1343 Church Road, Hershey, PA	\$ 350.85	
						15474 Roxbury Road, Glenwood, MD	\$ 87.75	
						1635 Church Road, Hershey, PA	\$ 155.14	
						202 N. Port, Baltimore, Maryland	\$ 175.99	
						204 S. Fairville Ave, Harrisburg, PA	\$ 534.57	
						249 Berkstone Drive, Harrisburg, PA	\$ 284.66	
						2565 & 2567 Chain Bridge Road, Vienna, VA	\$ 129.23	
						3012 Dupont Ave, Baltimore, MD	\$ 70.08	
						580 W. Areba Ave, Hershey, PA	\$ 136.64	
						6958 New Oxford Road, Harrisburg, PA	\$ 469.86	
						6961 Sterling Road, Harrisburg, PA	\$ 1,518.71	
						71 Lucy Ave, Hummellstown, PA	\$ 65.64	
						7180 Jonestown Road, Harrisburg, PA	\$ 220.07	
						7213 Linglestown Road, Harrisburg, PA	\$ 378.59	
						7616 Grove Ave, Harrisburg, PA	\$ 390.35	
						Balance Due to RealMarkets		\$5,374.21



Insurance Schedule - June 2024
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
580 W. Areba Ave, Hershey, PA	State Farm	Active – 609-3
1343 Church Road, Hershey, PA	State Farm	Active – 851-5
1635 Church Road, Hershey, PA	State Farm	Active - 593-1
1001 Manning Drive, Falmouth, VA	State Farm	Active – 683-07
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
2567 Chain Bridge Road, Vienna, VA	The Hartford	Active – 7CYL
2565 Chain Bridge Road, Vienna, VA	The Hartford	Active – 7CYL
15474 Roxbury Road, Glenwood, MD	State Farm	Active – 071-21
3012 Dupont, Baltimore, MD	State Farm	Active – 848-21
213 N. Port Street, Baltimore, MD	State Farm	Active – 073-21
1010 Lynn Street, Vienna, VA	State Farm	Active – 383-07
7180 Jonestown Road, Harrisburg, PA	State Farm (Cancellation pending 7/2/24)	Active – 828-6
7213 Linglestown Road, Harrisburg, PA	State Farm	Active – 831-2
202 N. Port, Baltimore, MD	State Farm	Active – 073-21
6958 New Oxford Road, Harrisburg, PA	State Farm	Active – 903-5
249 Berkstone Drive, Harrisburg, PA	State Farm	Active – 013-8
204 S. Fairville Ave, Harrisburg, PA	State Farm	Active – 196-4
7616 Grove Ave, Harrisburg, PA	State Farm (Cancellation pending 7/4/24)	Active – 216-8
7939 Rider Lane, Hummellstown, PA	State Farm	Active – 610-5
1630 E. Chocolate Avenue, Hershey, PA	State Farm	Cancelled – Sold - 5/21/24
445 Windover Ave, Vienna, VA	State Farm	Cancelled – Sold - 5/21/24
71 Lucy Ave, Hummellstown, PA	Mason Erwin Insurance	Cancelled – Sold - 6/3/24

449 Lawyers Road, NW, Vienna, VA	State Farm	Cancelled – Sold - 6/20/24
1203 Cottage Street, Vienna, VA	State Farm	Cancelled – Sold - 6/17/24